



Luann G. Welmer, Clerk-Treasurer

**CITY COUNCIL MEETING  
CITY HALL  
TUESDAY, SEPTEMBER 2, 2014  
6:00 O'CLOCK P.M.**

**I. Meeting Called to Order**

- A. Opening Prayer
- B. Pledge of Allegiance
- C. Roll Call
- D. Acceptance of Minutes

**II. Unfinished Business Requiring Council Action**

None

**III. New Business Requiring Council Action**

- A. First Reading of an Ordinance entitled "ORDINANCE NO. \_\_\_\_\_, 2014, AN ORDINANCE REVISING THE SCHEDULE OF NON-RECURRING RATES AND CHARGES FOR WATER AND SEWER SERVICES OF COLUMBUS CITY UTILITIES." Keith Reeves.
- B. First Reading of an Ordinance entitled "ORDINANCE NO. \_\_\_\_\_, 2014, AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY FROM "I-3" (INDUSTRIAL: HEAVY) TO "RM" (RESIDENTIAL: MULTI-FAMILY)." (Gentry Park Rezoning) Jeff Bergman
- C. Public Hearing and First Reading of an Ordinance entitled "ORDINANCE NO. \_\_\_\_\_, 2014, AN ORDINANCE PROVIDING FOR THE ADDITIONAL APPROPRIATION OF FUNDS FOR THE BUDGET YEAR 2014." Matt Caldwell and Mark Jones
- D. Reading of a Resolution entitled "RESOLUTION NO. \_\_\_\_\_, 2014, A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS ACCEPTING THE CITY OF COLUMBUS REDEVELOPMENT COMMISSION'S ACTION TO MAKE DEBT OBLIGATION PAYMENTS ON THE 2008 REDEVELOPMENT BONDS." Jeff Logston

E. First Reading of an Ordinance entitled "ORDINANCE NO.\_\_\_\_\_, 2014, AN ORDINANCE FIXING SALARIES AND WAGES OF OFFICERS AND EMPLOYEES OF THE CITY OF COLUMBUS, INDIANA FOR CALENDAR YEAR 2015." Matt Caldwell

F. First Reading of an Ordinance entitled "ORDINANCE NO.\_\_\_\_\_, 2014, AN ORDINANCE SETTING THE SALARIES OF ELECTED OFFICIALS FOR THE YEAR 2015." Matt Caldwell

#### **IV. Other Business**

A. Standing Committee and Liaison Reports

B. Discussion Items:

1.) State Street Revitalization Phase 1

C. The next regular meeting is scheduled for **Tuesday, September 16, 2014, 6:00 p.m. in City Hall.**

D. Adjournment



## **COLUMBUS CITY UTILITIES**

1111 McClure Road  
P.O. Box 1987  
Columbus, IN 47202-1987

812-372-8861  
812-376-2427 FAX  
[www.columbusutilities.org](http://www.columbusutilities.org)

August 25, 2014

To: Mayor Kristen Brown and  
Members of the Columbus City Council

RE: Revisions to the Non-Recurring Rates and Fees  
Charged by the Water and Wastewater Utilities

Subsequent to the recent City Council discussions on this matter, the Utility Service Board has reviewed the fees and charges that were originally presented.

The Board continues to believe that these fees should be representative of the costs experienced by the Columbus Utilities for these services. However, they understand the concerns expressed at the City Council meeting and wish to be responsive to the Mayor's and Council's wishes, and so they have authorized adjustments to their original proposal that we hope will assist in expediting passage of these changes.

TYPE OF FEE	EXISTING	PROPOSED
RETURNED PAYMENT*	\$ 20.00	\$ 30.00
NON-PAYMENT DISCONNECT*	\$ 25.00	\$ 40.00
WINTER DISCONNECT*	\$ 10.00	\$ 30.00
DISCONNECT FOR REPAIR*	\$ 10.00	\$ 30.00
AFTER HOURS (NON-EMERGENCY)*	\$ 40.00	\$ 85.00
WATER DEPOSIT	\$ 30.00	\$ 30.00
SEWER DEPOSIT	\$ 45.00	\$ 75.00
METER INSTALLATION (EXISTING PIT)*	\$ 218.00	\$ 500.00
NEW METER PIT INSTALLATION*	\$ 218.00	\$ 1,100.00
SEWER TAP INSPECTION	\$ 15.00	\$ 70.00

ORDINANCE NO. \_\_\_\_\_ , 2014

ORDINANCE OF THE CITY OF COLUMBUS, INDIANA,

REVISED SCHEDULE OF NON-RECURRING RATES AND CHARGES  
FOR WATER AND SEWER SERVICES  
OF COLUMBUS CITY UTILITIES

WHEREAS, on January 16, 1961, the City of Columbus, Indiana (the "City") adopted Ordinance No. 1861, 1961 which established the Columbus Utility Service Board (the "Board") to operate and manage the utilities owned by the City of Columbus, Indiana;

WHEREAS, water rates and charges are subject to review and consideration as set forth in Indiana Code § 8-1.5-1 et. seq. and sewer rates and charges are subject to review and consideration as set forth in Indiana Code § 36-9-23-1 et. seq.;

WHEREAS, certain water, sewer rates and charges as well as certain non-recurring rates and charges are subject to review by the Indiana Utility Regulatory Commission as set forth in 170 Ind. Administrative Code § 1-6-1 et. seq.;

WHEREAS, all rates for water, sewer and certain non-recurring rates and charges are subject to consideration and approval by the City of Columbus Common Council pursuant to Ind. Code § 8-1.5-3-1 et. seq and Ind. Code § 36-9-23-1 et. seq.; and

WHEREAS, non-recurring rates and charges have been adjusted and modified through and by various ordinances enacted by the City of Columbus Common Council over the years and the non-recurring rates and typically been incorporated in various ordinances adjusting water and sewer rates; and

WHEREAS, for convenience and ease of use and understanding all prior references to non-recurring rates and charges should be deleted from outstanding Ordinances and consolidated into one Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA, AS FOLLOWS:

1. All non-recurring rates, charges and fees for water and sewer services referenced in the following ordinances are hereby deleted:

Ordinance No. 24, 1992, §§ 1(i)-1(k); and  
Ordinance No. 12, 1999, § 1;  
Ordinance No. 72, 1989, § 1;  
Ordinance No. 11, 1999, § 1; and  
Ordinance No. 23, 2003; § 13.20.040(D).

(note, same have been codified in the City of Columbus, Indiana, Municipal Code §§ 13.08.140, 13.12.010(I)-(K), 13.20.030, and 13.20.040(E))

2. The following non-recurring rates, charges and fees for water and sewer services shall be effective upon adoption by the Common Council of the City of Columbus once same are approved by the Indiana Utility Regulatory

Commission as set forth under 170 Indiana Administrative Code § 1-6-1 et. seq.:

- A.   Returned Check Fee           -       \$30.00  
      Whether check is dishonored for non-sufficient funds (NSF),  
      Stop Payment or Closed Account.
- B.   Water Turn ON or OFF       -       \$40.00  
      Non-Payment of Account
- C.   Water Turn ON or OFF       -       \$30.00  
      For Winter Disconnect
- D.   Water Turn ON or OFF       -       \$30.00  
      For Repair
- E.   After Hours Service Call (non-emergency)               \$85.00

F.   The municipal water utility shall require from all applicants for residential water service a cash deposit of not less than thirty dollars (\$30.00) and from all applicants for other than residential service a cash deposit in such amount as shall equal sixty (60) days revenue, as estimated by the municipal water utility, but not less than thirty dollars (\$30.00) as a guarantee against the nonpayment of bills for service; except, that if applicant is the legal title owner of real property whose credit is approved by the municipal water utility, the municipal water utility may waive such cash deposits. Such cash deposit minus any unpaid amounts for service rendered the customer shall be returned to the depositor upon the final billing. All cash deposits shall be refunded to the depositor after three years from date of deposit; provided, that satisfactory credit shall have been established by the depositor, in the opinion of the municipal water utility.

G.   The municipal water utility shall require from all residential applicants for sewer service a cash deposit of not less than seventy five dollars (\$75.00) and from all applicants for other than residential service a cash deposit in such amount as shall equal sixty (60) days revenue, as estimated by the municipal water utility, but not less than seventy five dollars (\$75.00) as a guarantee against the nonpayment of bills for service; except, that if applicant is the legal title owner of real property whose credit is approved by the municipal water utility, the municipal water utility may waive such cash deposits

- H.   Tap Charges (Existing Water Pit)  
      5/8 inch and 3/4 inch - \$500.00  
  
      1" or larger - shall be determined by estimating actual  
      installation/construction cost of the required  
      facilities(as estimated by the Utility)  
      but in no event less than \$500.00

- I.   Tap Charges (New Water Pit)  
      5/8 inch and 3/4 inch - \$1,100.00  
  
      1" or larger - shall be determined by estimating actual

installation/construction cost of the required facilities(as estimated by the Utility) but in no event less than \$1,100.00

J. Assessment Charge

**Water Assessment Charges:** Each applicant for water service hereafter, who shall be connected to a water transmission or distribution main of the municipal water utility, shall be required to pay the municipal water utility an assessment charge equal to nine dollars and thirty cents (\$9.30) per lineal foot of the applicant's lot or land abutting thereon.

The provisions of this section shall not apply, however, to an applicant's lot or land served by a donated water main extension described in Section 13.08.200, nor to an applicant served by a lot which was the subject of an agreement dated before the effective date of the ordinance codified in this section between an owner or developer and the utility provided for a deposit and subsequent refund, described in Chapter 13.08.

If no part, or an unusual part, in the judgment of the municipal water utility, of the applicant's lot or land shall abut said water transmission main or distribution main, such applicant shall be required to pay the municipal water utility an assessment charge as shall be determined to be fair and equitable in the sole judgment of the municipal water utility. Such assessment charge shall be in addition to the following:

- i. The installation and tap on charge provided in the foregoing section;
- ii. The meter deposit provided in Chapter 13.08; and,
- iii. Such service rates and charges established for water service.

Such assessment charge shall be paid in full before construction of such water transmission main or distribution main is commenced, if such construction shall be required to provide such water service, and before water service will be furnished by the municipal water utility except as follows: if the property owner shall make application to the municipal water utility for a residential service account, then at the time application for such service is made, or on or before the date such property owner shall be required to connect to the water system of the municipal water utility, the municipal water utility may permit such assessment charge, with interest as herein provided, to be paid in a maximum of one hundred twenty equal, consecutive monthly payments commencing with the month and day of such application. Interest is to be computed monthly, upon the principal sum unpaid at the beginning of each monthly period. The rate of interest is to be that rate in effect at the time of application, as established by the utility service board from time to time. The amount of interest so found due shall be deducted from the amount of aggregate monthly payments made each month and the balance of the aggregate of such monthly payments shall be credited against the principal due. Prepayment shall be permitted

without penalty. The deferred payments on such assessment charge shall be evidenced by a promissory note. Such assessment charge shall not be refunded to the applicant.

**Sewer Assessment Charge:**

a. Each applicant for sewage service hereafter who shall be connected to a sewer primary main or secondary main of the sewage works, shall be required to pay the sewage works an assessment charge equal to thirteen dollars and ten cents (\$13.10) per lineal foot of the applicant's lot or land abutting thereon.

b. Exceptions. The provisions of this subsection shall not apply however, to the following:

- a) Applicants whose lot or land is served by a donated sewer main extension;
- b) Applicants for service for lots or parcels of land which have already been assessed under Barrett Law proceedings or assessed and paid under board of works proceedings for a local sewer adjacent to their property;
- c) Applicants served by lots which were the subject of an agreement dated before the effective date of the ordinance codified in this section providing for a deposit and subsequent refund.

c. If no part, or an unusual part, in the judgment of the sewer works, of the applicant's lot or land shall abut said sewer primary main or secondary main, such applicant shall be required to pay the sewage works an assessment charge as shall be determined to be fair and equitable in the sole judgment of the sewage works.

d. Such assessment charge described above shall be in addition to the service rates and charges established for sewer service.

e. Payment of Assessment Charge. Such assessment charge shall be paid in full before construction of such sewer primary main or secondary main is commenced, if such construction shall be required to provide such sewer service, and before sewer service will be furnished by the Sewage Works except as follows:

If the property owner shall make application to the sewage works for a residential service account, then at the time application for such service is made, or on or before the date such property owner shall be required to connect to the sewer system of the sewage works, the sewage works may permit such assessment charge, with interest as herein provided, to be paid in a maximum of one hundred twenty (120) equal, consecutive monthly payments, which include principal and interest, commencing before connection is made. Interest is to be computed monthly, upon the principal sum unpaid at the beginning of each monthly

period. The rate of interest is to be that rate in effect at the time of application, as established by the utility service board from time to time. Prepayments, in whole or in part, shall be permitted without penalty. The deferred payments on such assessment charge shall be evidenced by a promissory note.

f. Such assessment charge shall not be refunded to the applicant.

g. Penalty for Unlawful Connections. It is unlawful for anyone to make connection to a sewage works' primary line or secondary line without first making application for connection and complying with the provisions of this section. Violators shall be subject to a penalty of twice their assessment charge plus twice the minimum monthly sewage rate for the period involved. Anyone using the services of the sewage works and not paying for such services, or not reporting the use of such services, as of the effective date of the ordinance codified in this section, shall be subject to a penalty of twice the assessment charge plus twice the minimum monthly sewage rate for the period from the date of said ordinance.

h. State Board of Health. All sewer main extensions, whether made by the sewage works or by developers who subsequently donate such sewer mains to the sewage works, shall be constructed and installed in accordance with the rules and regulations of the Indiana State Board of Health and all other necessary regulatory bodies and must be approved by such bodies. (Ord. 89-72 § 1, 1989)

I. Upon implementation of the new schedule of nonrecurring charges and fees, the Council hereby deletes all of the following references to nonrecurring charges and fees for water and sewer utilities:

Ordinance No. 24, 1992, §§ 1(i)-1(k); and  
Ordinance No. 12, 1999, § 1; and  
Ordinance No. 72, 1989, § 1; and  
Ordinance No. 11, 1999, § 1; and  
Ordinance No. 23, 2003.

J. Ordinance No. 16, 1999, §§ 205, also found in § 13.16.020 E. as codified in the City of Columbus Municipal Code, shall be amended to read:

There shall be two (2) classes of building sewer permits: 1) for residential and commercial service, and (2) for service to establishments producing industrial waste. In either case, the owner or his agent shall make application on a special form furnished by the said City Sewage Works. The permit applications shall be supplemented by any plan, specifications or other information considered pertinent in the judgment of the Director. A permit and inspection fee of Seventy Dollars (\$70.00) for a residential or commercial building sewer permit and Seventy

Dollars (\$70.00) for an industrial sewer permit shall be paid at the time the application is filed to the City Sewage Works.

This Ordinance shall be implemented and enforceable upon approval of the applicable rates by the Indiana Utility Regulatory Commission.

Passed and adopted by the Common Council of the City of Columbus, Indiana, on this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
KRISTEN BROWN, Presiding Officer of the Common Council of the City of Columbus, Indiana

ATTEST:

\_\_\_\_\_  
LUANN WELMER, Clerk/Treasurer of the City of Columbus, Indiana

Presented by me to the Mayor of the City of Columbus, Indiana, on the \_\_\_\_\_ day of \_\_\_\_\_, 2014, at \_\_\_\_\_ o'clock \_\_.m.

\_\_\_\_\_  
LUANN WELMER, Clerk/Treasurer

This foregoing Ordinance No. \_\_\_\_\_, 2014, passed by the Common Council of the City of Columbus, Indiana, on the \_\_\_\_\_ day of \_\_\_\_\_, 2014, is approved and signed by me this \_\_\_\_\_ day of \_\_\_\_\_, 2014, at \_\_\_\_\_ o'clock \_\_.m.

\_\_\_\_\_  
KRISTEN BROWN, Mayor



## MEMORANDUM

**TO:** Columbus City Council Members

**FROM:** Jeff Bergman, AICP  
on behalf of the Columbus Plan Commission

**DATE:** August 26, 2014

**RE:** RZ-14-10 (*Gentry Park Rezoning*)

At its August 13, 2014 meeting the Columbus Plan Commission reviewed the above referenced application and forwarded it to the City Council with a favorable recommendation by a vote of 9 in favor and 0 opposed.

Mizac, LLC proposes to rezone an 8.37 acre property from I-3 (Industrial: Heavy) to RM (Residential: Multi-family). The site is the western two-thirds of the former Golden Casting Foundry property on the north side of 10<sup>th</sup> Street, west of Cottage Avenue. Please recall that the eastern one-third of this location has previously been rezoned to RM. The applicants have indicated that they intend to construct an assisted living facility on the site.

No members of the public spoke either in favor or against this proposed rezoning at the Plan Commission public hearing.

The following items of information are attached to this memo for your consideration:

1. the proposed ordinance approving the rezoning,
2. the resolution certifying the action of the Plan Commission,
3. a copy of the Plan Commission staff report, and
4. a location map.

Please feel free to contact me if you have any questions regarding this matter.

ORDINANCE NO.: \_\_\_\_\_, 2014

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP  
OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY  
FROM "I-3" (INDUSTRIAL: HEAVY)  
TO "RM" (RESIDENTIAL: MULTI-FAMILY)**

**To be known as the: Gentry Park Rezoning  
Plan Commission Case No.: RZ-14-10**

**WHEREAS**, this rezoning was requested by Mizac, LLC and includes the consent of all owners of the subject property; and

**WHEREAS**, the Columbus Plan Commission did, on August 13, 2014, hold a legally advertised public hearing on said request and has certified a favorable recommendation to the Common Council; and

**WHEREAS**, the Common Council of the City of Columbus, Indiana has considered the criteria contained in Section 12.6(G) of the Columbus & Bartholomew County Zoning Ordinance.

**NOW THEREFORE BE IT ORDAINED** by the Common Council of the City of Columbus, Indiana, as follows:

**SECTION 1: Official Zoning Map**

The zoning classification of the following described real estate, which is in the zoning jurisdiction of the City of Columbus, Indiana, shall be changed from "I-3" (Industrial: Heavy) to "RM" (Residential: Multi-family):

*Lots Numbered Two (2), Three (3), and Four (4) in Golden Casting Administrative Subdivision recorded in Plat Book "R", Page 197C, in the Office of the Recorder of Bartholomew County, Indiana.*

**SECTION 2: Commitment(s)**

No commitments are attached to this rezoning.

**SECTION 3: Repealer**

All ordinances or parts thereof in conflict with this ordinance shall be repealed to the extent of such conflict.

**SECTION 4: Severability**

If any provision, or the application of any provision, of this ordinance is held unconstitutional or invalid the remainder of the ordinance, or the application of such provision to other circumstances, shall be unaffected.

**SECTION 5: Effective Date**

This ordinance shall be effective upon and after the date and time of its adoption, as provided in Indiana law.

**ADOPTED**, by the Common Council of the City of Columbus, Indiana, this \_\_\_\_\_ day of \_\_\_\_\_, 2014 at \_\_\_\_\_ o'clock \_\_\_\_\_.m., by a vote of \_\_\_\_\_ ayes and \_\_\_\_\_ nays.

\_\_\_\_\_  
Presiding Officer

**ATTEST:**

\_\_\_\_\_  
Luann Welmer  
Clerk-Treasurer of the City of Columbus, Indiana

Presented to me, the Mayor of Columbus, Indiana, the \_\_\_\_\_ day of \_\_\_\_\_, 2014 at \_\_\_\_\_ o'clock \_\_\_\_\_.m.

\_\_\_\_\_  
Kristen S. Brown  
Mayor of the City of Columbus, Indiana

**RESOLUTION: RZ-14-10**

**of the City of Columbus, Indiana Plan Commission**

regarding  
**Case number RZ-14-10**  
**(Gentry Park Rezoning),**  
**a proposal to rezone +/-8.37 acres from**  
**I-3 (Industrial: Heavy) to RM (Residential: Multi-family)**

**WHEREAS**, the Plan Commission has received the application referenced above from Mizac, LLC; and

**WHEREAS**, the applicant(s) represent 100% of the property owners involved in the rezoning request, which meets the requirements of IC 36-7-4-602(c); and

**WHEREAS**, the Plan Commission did, on August 13, 2014, hold a public hearing consistent with the applicable requirements of Indiana law, the Columbus & Bartholomew County Zoning Ordinance, and the Plan Commission Rules of Procedure; and

**WHEREAS**, the Plan Commission did pay reasonable regard to the criteria contained in Section 12.6(G) of the Columbus & Bartholomew County Zoning Ordinance; and

**WHEREAS**, the Plan Commission recognizes that its action on this matter represents a recommendation to the Common Council of the City of Columbus, Indiana, which will be responsible for final action on the request.

**NOW THEREFORE BE IT RESOLVED**, by the Plan Commission of the City of Columbus, Indiana, as follows:

- 1) The rezoning of the property subject to the application (approximately 8.37 acres located north of 10<sup>th</sup> Street and approximately 270 feet west of Cottage Avenue) is forwarded to the Common Council with a favorable recommendation.
- 2) This resolution shall serve as the certification required for such ordinance amendments (re-zonings) by IC 36-7-4-605.

**ADOPTED BY THE COLUMBUS, INDIANA PLAN COMMISSION THIS 13<sup>th</sup> DAY OF AUGUST 2014 BY A VOTE OF 9 IN FAVOR AND 0 OPPOSED.**

Signed copy on file in the Planning Department  
\_\_\_\_\_  
Roger Lang, President

**ATTEST:**

Signed copy on file in the Planning Department  
\_\_\_\_\_  
David L. Fisher, Secretary



## STAFF REPORT

### CITY OF COLUMBUS PLAN COMMISSION (August 13, 2014 Meeting)

**Docket No. / Project Title:** RZ-14-10 (Gentry Park)  
**Staff:** Leanne Wells  
  
**Applicant:** Mizac, LLC (Gentry Park)  
**Property Size:** 8.32 Acres  
**Current Zoning:** I-3 (Industrial: Heavy)  
**Proposed Zoning:** RM (Residential: Multi-Family)  
**Location:** 1616 10<sup>th</sup> Street, Columbus, IN

#### Background Summary:

The applicant has indicated that the proposed rezoning is for the purpose of developing an assisted living/memory care facility on the property.

#### Key Issue Summary:

The following key issue(s) should be resolved through the consideration of this application: Is the RM (Residential: Multi-Family) zoning district an appropriate change from I-3 (Industrial: Heavy)?

#### Preliminary Staff Recommendation:

Favorable recommendation to the City Council.

#### Plan Commission Options:

In reviewing a request for rezoning the Plan Commission may (1) forward a favorable recommendation to the City Council, (2) forward an unfavorable recommendation to the City Council, (3) forward the application to City Council with no recommendation, or (4) continue the review to the next Plan Commission meeting. The Plan Commission may recommend that conditions or commitments be attached to the rezoning request. The City Council makes all final decisions regarding rezoning applications.

#### Decision Criteria:

Indiana law and the Columbus Zoning Ordinance require that the Plan Commission and City Council pay reasonable regard to the following when considering a rezoning:

##### The Comprehensive Plan.

*Preliminary Staff Comments:* The Comprehensive Plan identifies the future land use of this property as being residential. The Comprehensive Plan further encourages infill development and a variety of housing types.

##### The current conditions and the character of current structures and uses in each district.

*Preliminary Staff Comments:* The subject property is located in an urban setting where development is of a more dense nature. The character of the current structures in the area is similar to this proposal with single family homes to the south and east and a proposed new multi-family apartment complex currently under review will be located east of the subject property. To the north of the subject property are the

Planned Unit Developments (PUDs) of Bartholomew Consolidated School Corporation Administrative Offices and the United Way Building. To the west of the subject property is a commercially zoned site (an electric substation) and 2 industrial sites (Quality Machine and Tool and small industrial shops).

**The most desirable use for which the land in each district is adapted.**

*Preliminary Staff Comments:* The property is surrounded by residences to the east and south, industrial and commercial to the west and PUDs to the north. If rezoned successfully, the subject property will create a gradual land use transition between the industrial, commercial and PUDs properties as the proposed development is a residential use.

**The conservation of property values throughout the jurisdiction of the City of Columbus.**

*Preliminary Staff Comments:* The proposed development is considered infill development and would be utilizing a blighted property, which in turn can enhance the surrounding neighborhood.

**Responsible growth and development.**

*Preliminary Staff Comments:* The subject property was once a part of the former Golden Castings Foundry. The reuse of this site for non-industrial development would benefit both the immediate neighborhood and city as a whole.

Current Property Information:	
<b>Land Use:</b>	Vacant/Undeveloped
<b>Site Features:</b>	There are no significant site features on the subject property.
<b>Flood Hazards:</b>	There are no flood hazards present on this property.
<b>Special Circumstances:</b> (Airport Hazard Area, Wellfield Protection Area, etc.)	There are no special circumstances related to this property.
<b>Vehicle Access:</b>	This property gains access from 10 <sup>th</sup> Street (Minor Arterial, Residential, Urban), Cottage Avenue (Local, Residential, Urban) and 12 <sup>th</sup> Street (Local, Commercial, Urban).

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
<b>North:</b>	PUD (Planned Unit Development)	Bartholomew Consolidated School Corporation Administrative Offices United Way building
<b>South:</b>	CN (Commercial Neighborhood) RE (Residential: Established) RM (Residential: Multi-Family)	Vacant retail building Single-family homes Vacant land

### Surrounding Zoning and Land Use:

<b>East:</b>	RE (Residential: Established) PUD (Planned Unit Development)  RM (Residential: Multi-Family)	Single and Multi-Family Residential Bartholomew Consolidated School Corporation parking area  Vacant land (Gateway Apartments under review)
<b>West:</b>	CC (Commercial: Community Commercial)  I-3 (Industrial: Heavy) I-1 (Industrial: Light)	Electrical substation, Vacant building  Quality Machine and Tool Small industrial shops

### Zoning District Summary (Existing / Proposed):

	Existing Zoning: I-3	Proposed Zoning: RM
<b>Zoning District Intent:</b>	To provide locations for industrial manufacturing, production, assembly, warehousing, research & development facilities, and similar land uses. This district is intended to accommodate a variety of high intensity industrial uses in locations that minimize land use conflicts and provide the necessary supporting infrastructure.	To provide areas for a variety of multi-family dwellings, apartment homes and complexes, and condominiums in areas with compatible infrastructure and services. Development in this zoning district should be served by sewer and water utilities. This district should be used in limited locations with highly developed infrastructure, immediate access to public open space and convenience goods. This district may be used to provide a transition from regional commercial areas to moderate density single-family residences.
<b>Permitted Uses:</b>	<p><b>Agriculture Uses:</b></p> <ul style="list-style-type: none"> <li>o farm (CFO/CAFO type I) - County &amp; Joint District Jurisdictions</li> <li>o farm (general)</li> </ul> <p><b>Communications:</b></p> <ul style="list-style-type: none"> <li>o communication service exchange</li> <li>o sewage treatment plant</li> <li>o utility substation</li> <li>o water tower</li> </ul> <p><b>Public/Semi-Public Uses:</b></p> <ul style="list-style-type: none"> <li>o parking lot/garage (as primary use)</li> <li>o police, fire, or rescue station</li> </ul>	<p><b>Residential Uses:</b></p> <ul style="list-style-type: none"> <li>o dwellings, multi-family</li> <li>o dwelling, two-family</li> <li>o nursing home/assisted living facility</li> <li>o retirement facility</li> </ul> <p><b>Park Uses:</b></p> <ul style="list-style-type: none"> <li>o nature preserve/conservation area</li> </ul>

## Zoning District Summary (Existing / Proposed):

	Existing Zoning: I-3	Proposed Zoning: RM
	<p><b>Park Uses:</b></p> <ul style="list-style-type: none"> <li>o nature preserve/conservation area</li> </ul> <p><b>Commercial Uses:</b></p> <ul style="list-style-type: none"> <li>o conference center</li> </ul> <p><b>Industrial Uses:</b></p> <ul style="list-style-type: none"> <li>o agricultural products processing</li> <li>o agri-industrial facility</li> <li>o concrete / asphalt production facility</li> <li>o contractor's office / workshop</li> <li>o dry cleaners (commercial)</li> <li>o food &amp; beverage production</li> <li>o general industrial production</li> <li>o light industrial assembly &amp; distribution</li> <li>o light industrial processing &amp; distribution</li> <li>o research &amp; development facility</li> <li>o truck freight terminal</li> <li>o warehouse &amp; distribution facility</li> </ul>	
<b>Water and Sewer Service:</b>	Required	Required
<b>Lot and/or Density Requirements:</b>	Not applicable	<p><b>Maximum Density:</b></p> <p>25 dwellings per acre</p> <p><b>Minimum Living Area:</b></p> <ul style="list-style-type: none"> <li>o Two-Family: 1000 square feet</li> <li>o Multi-Family: 500 square feet</li> </ul>

### Zoning District Summary (Existing / Proposed):

	Existing Zoning: I-3	Proposed Zoning: RM
<b>Setbacks Required:</b> Front setbacks are determined by the Thoroughfare Plan Classification of the adjacent street and are the same regardless of zoning.	<b>Side Yard Setback:</b> Primary Structure: 20 feet Accessory Structure: 20 feet <b>Rear Yard Setback:</b> Primary Structure: 20 feet Accessory Structure: 20 feet. <b>Front Yard Setback:</b> Arterial Street or Road: 50 feet. Collector Street or Road: 35 feet. Local Street or Road: 25 feet.	<b>Side Yard Setback:</b> <ul style="list-style-type: none"> <li>o Two-Family Structure: 5 feet</li> <li>o Multi-Family Structure: 10 feet</li> <li>o Non-residential Structure: 10 feet</li> <li>o Accessory Structure: 5 feet</li> </ul> <b>Rear Yard Setback:</b> <ul style="list-style-type: none"> <li>o Primary Structure: 10 feet</li> <li>o Non-residential Structure: 10 feet</li> <li>o Accessory Structure: 5 feet</li> </ul> <b>Front Yard Setback:</b> <ul style="list-style-type: none"> <li>o Arterial Road: 50 feet</li> <li>o Arterial Street: 10 feet*</li> <li>o Collector Road: 35 feet</li> <li>o Collector Street: 10 feet*</li> <li>o Local Road: 25 feet</li> <li>o Local Street: 10 feet*</li> </ul> *25 feet for any auto service bay, auto fuel canopy, or other similar vehicle access points to structures.
<b>Height Restrictions:</b>	<b>Primary Structure:</b> 60 feet <b>Accessory Structure:</b> 40 feet	<b>Primary Structure:</b> 50 feet <b>Accessory Structure:</b> 25 feet
<b>Floor Area Requirements:</b>	Not applicable.	Not applicable.

**Zoning District Summary (Existing / Proposed):**

	<b>Existing Zoning: I-3</b>	<b>Proposed Zoning: RM</b>
<b>Signs:</b>	<p><b>Wall Signs:</b></p> <ul style="list-style-type: none"><li>○ Maximum Number: 2 per public street or road frontage per use</li><li>○ Maximum Area (for all signs): 350 square feet</li></ul> <p><b>Freestanding Signs:</b></p> <ul style="list-style-type: none"><li>○ Maximum Number: 1 per public street or road frontage</li><li>○ Maximum Area (per sign): 85 square feet</li><li>○ Maximum Height: 10 feet</li></ul> <p><b>Development Entry Signs:</b></p> <ul style="list-style-type: none"><li>○ Maximum Number: 2 per public street access point</li><li>○ Maximum Area (per sign): 32 square feet</li><li>○ Maximum Height: 6 feet</li></ul>	<p><b>Development Entry Signs:</b></p> <ul style="list-style-type: none"><li>○ Maximum Number: 2 per public street access point</li><li>○ Maximum Area (per sign): 32 square feet</li><li>○ Maximum Height: 6 feet</li></ul>

**Interdepartmental Review:**

<b>City Engineering:</b>	The City Engineer's office does not have any issues with this request.
<b>City Utilities:</b>	No comments at this time.
<b>Columbus Fire Dept.</b>	The City Fire Department does not have any issues with this request.
<b>Parks Department:</b>	No comments at this time.
<b>MPO:</b>	No comments at this time.

**History of this Location:**

The relevant history of this property includes the following: The subject property is part of the former Golden Casting Foundry where high grade iron castings were manufactured. In June of 2013, a request to allow a community recycling center, including a scrap yard on the subject property was denied. The Board found the request was not consistent with other industrial sites in the neighborhood or the recommendations of the Comprehensive Plan for neighborhood compatibility.

**Comprehensive Plan Consideration(s):**

The Future Land Use Map indicates the future use of this property as Residential.

The following Comprehensive Plan goal(s) and/or policy(ies) apply to this application:

1. **POLICY A-1-1:** Encourage mixing of housing prices in all geographic areas of the city.
2. **POLICY A-2-1:** Strive to eliminate blighted areas.
3. **POLICY A-2-9:** Preserve and enhance the character of neighborhoods.
4. **POLICY A-4-2:** Encourage infill development, and/or use of vacant parcels for projects such as parks or other amenities which complement the neighborhoods in which they are located.
5. **POLICY A-4-3:** Prevent urban sprawl.
6. **POLICY A-4-5:** Prevent development in areas where such development would jeopardize health or safety.
7. **POLICY D-1-1:** Promote orderly housing expansion in locations where the city's infrastructure and services have the capacity to accommodate the growth.
8. **POLICY D-1-3:** Encourage development adjacent to already developed areas.
9. **GOAL D-2:** Encourage development of sufficient supply of diverse housing types, sizes, and price ranges in the community.
10. **GOAL D-3:** Provide high-quality residential neighborhood environments.
11. **POLICY D-3-1:** Encourage projects which improve and revitalize neighborhoods.

This property is located in the Columbus Central Neighborhoods character area. The following Planning Principle(s) apply to this application: Infill development that compliments existing neighborhoods should be encouraged.

**Planning Consideration(s):**

The following general site considerations, planning concepts, and other facts should be considered in the review of this application:

1. The subject property is part of the former Golden Casting Foundry where high grade iron castings were once manufactured. In 2006 site clearance began to remove the structures on site. The applicant is proposing to construct an assisted living/memory care facility with 40 beds for memory care and 40 beds for assisted living on the subject property. The proposed rezoning will facilitate the redevelopment of the subject property into a compatible neighboring land use.
2. The applicant has indicated that a 3 story concrete building exists on Lot 2 of the subject property, along with concrete piles and other debris. The structure will be demolished and all debris will be cleared for site preparation. The applicant will be voluntarily implementing a remediation plan in conformance with Indiana Brownfields Program and the Indiana Department of Environmental Management (IDEM) requirements.
3. On Lot 1, east of the subject property The Gateway Apartments are currently under review in the Planning Department. The advent of this development and the applicant's proposal are aligned with the Comprehensive Plan's indication for this property to be used as residential.
4. According to Zoning Ordinance Section 8.2 A (2), whenever a property is rezoned and there is no existing landscape buffer, the property that is rezoned is required to provide the buffer. Zoning Ordinance Table 8.3 describes the types of landscape buffers that are required when residentially zoned sites are adjacent to commercial or industrial sites. The subject property will be required to provide a Type A landscape buffer along the west property line due to the existing commercial and industrial zoned properties. Type A buffers require a minimum width of 25 feet in addition to the minimum setback required by the City of Columbus Ordinance. For example, multi-family structures would require a 10 foot side setback. The materials of the buffer shall consist of a fence or wall with landscaping, an opaque tree screen or a combination of both.
5. The character of the current structures in the area are similar to this proposal with single family homes to the south and east and a proposed new multi-family apartment complex currently under review will be located east of the subject property. To the north of the subject property are the Planned Unit Developments (PUDs) of Bartholomew Consolidated School Corporation Administrative Offices and the United Way Building. To the west of the subject property is a commercially zoned site that is an electric substation and 2 industrial sites—Quality Machine and Tool and small industrial

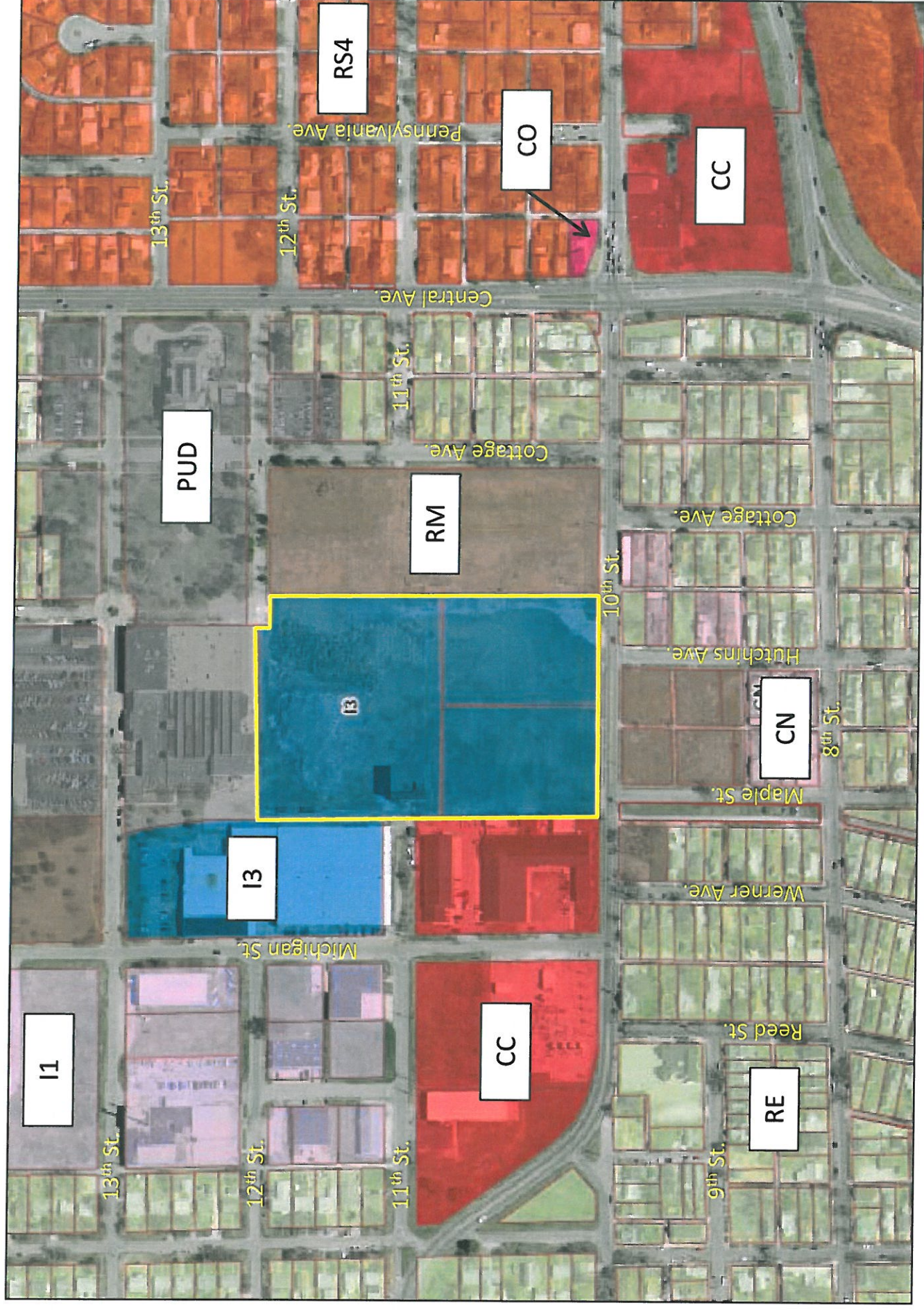
- shops. If successfully rezoned, this site will create a gradual transition of land use from single-family, to multi-family to more intense uses on the adjacent western properties zoned I-3 (Industrial: Heavy) and CC (Commercial: Community Center).
6. The site is centrally located near many parks and recreation sites in the area: Greenbelt Golf Course is approximately ½ mile to the east, Lincoln Park-Hamilton Center is approximately ¾ mile to the northeast, 9<sup>th</sup> Street Park is approximately 1/5<sup>th</sup> of a mile to the southwest and Donner Park is about ½ mile to the northwest.
  7. The site is located near two public bus routes: Routes 2 and 3. Route 3 has the closest access to the subject property less than ¼ mile away.
  8. The site is also centrally located for ease of access to bicycle and pedestrian routes. The closest dedicated bike or walking path is due east about 1000 feet. The neighborhood itself lends to many walking routes on local streets that generally enjoy lower traffic volumes.
  9. The closest grocery store is Kroger which is located at the intersection of Central and US 31. This is approximately 1 ½ miles north. In addition, 25<sup>th</sup> street offers a variety of shopping choices, also 1 ½ miles away.
  10. Regarding traffic flow, the site will be accessed by 10<sup>th</sup> Street, Cottage Avenue, and 12<sup>th</sup> Street. The surrounding streets increase in traffic volume are as follows: 11<sup>th</sup> Street to the west, categorized as a Local Street but serves as primary access to Washington Street. Central Avenue to the east which is a Collector Street and 17<sup>th</sup> Street to the north which is also a Collector Street.
  11. In October 2012, the Redevelopment Options Study was finalized on the Golden Casting Foundry Site (subject property). Several general recommendations were made regarding the study area. The study suggested the following list of development options:
    - Option A: Residential  
New residential on the Foundry Site can consist of a mixture of income levels, designs, and densities. A mixed-density development that offers single-family homes alongside duplexes and multi-family units could be an option in order to get the maximum value out of the development. According to area stakeholders, there is an identified need for affordable housing in the City of Columbus. The design of the new homes should also be greatly considered. There should be an emphasis on scale, size, and design of the new homes in order for the development to blend with the existing homes in the area but also be distinct in character.
    - Option B: Mixed-Use Development  
Mixed-use is a development concept where different uses are combined together in close proximity to each other. Uses such as residential, office, and retail are mixed into one project. Mixed-use can be limited to one building or can be an entire neighborhood and can be found in both large and small cities. A typical example of mixed-use is retail on the ground floor with either housing or office space on the upper floor. Main streets in small towns are usually examples of mixed-use. The former Foundry site could be an ideal location for a mixed-use development. As in the residential only option, the development could offer a percentage of homes available at a rate lower than market value in order to serve the need for affordable housing in Columbus. The development can have a small neighborhood commercial area such as a laundry facility, pharmacy, cafe/deli, or small convenience/grocery store. In addition, a mixed-use development can have a small park, a gathering place such as a square, or some other amenity available for public enjoyment.
    - Option C: Office Development/Business Incubator  
Office space may be considered on the former Golden Casting Foundry site because of the close proximity to other office uses in the area. Office space can be occupied by professional services and other types of business related services. The design of the office development can relate to the surrounding area or it can become a unique architectural statement either with the building or with neighborhood friendly features such as green space.

- Other Options & Alternatives

The former Foundry site should be seen as an opportunity. As mentioned, the site can be used for more practical developments such as office space, housing, or mixed-use development. However, the Golden Casting Foundry public open house sessions allowed for the community to use their imaginations in presenting some other less traditional options for the Foundry site. Listed below are some of the other suggested options that could be developed on the site or incorporated with the main development options.

- Interactive Fountain / Small Community Park
- Sustainable, Environmentally Friendly Community with Green Architecture
- Park with Unicycle Training Center
- Company Headquarters (Corporate campus for large corporation.)
- Athletic Complex / Sports Fields with Unique Features such as Rock Climbing Walls
- Trails
- Park with Unique Picnic Areas
- Vocational School
- Unique, Varied, Centerpiece area with Shops, Book Stores, Art/Craft Stores, and Cafes

# Property Location & Surrounding Zoning



**ORDINANCE NO. \_\_, 2014**

**AN ORDINANCE PROVIDING FOR THE ADDITIONAL APPROPRIATION  
OF FUNDS FOR THE BUDGET YEAR 2014**

**WHEREAS**, the Indiana General Assembly has adopted a policy to grant local units of government all powers that they need for the effective operation of government as to local affairs through Indiana Code 36-1-3-2; and

**WHEREAS**, it is necessary to appropriate additional funds from the Parks and Recreation General Fund in the maximum amount of \$400,000 to address capital maintenance, equipment and facility needs at its facilities; and

**WHEREAS**, there are additional funds in the amount of \$400,000 available for these purposes and these funds must be appropriated for these purposes before they can be spent.

**NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA**, that the funds in the amount of Four Hundred Thousand Dollars (\$400,000.00) shall be paid during the 2014 budget year and the same is hereby appropriated and ordered to be paid from the Parks and Recreation General Fund for the City of Columbus, Indiana and for the purposes of addressing capital maintenance, equipment and facility needs at its facilities.

**BE IT FURTHER ORDAINED**, that the above additional appropriation shall be effective as of the date of adoption of this Ordinance.

**BE IT FURTHER ORDAINED**, that the Clerk Treasurer and the Mayor be and are hereby authorized and empowered and directed to take any and all further actions necessary to effect these additional appropriations.

**ADOPTED**, by the Common Council of the City of Columbus, Indiana, this \_\_\_\_ day of \_\_\_\_\_, 2014 at \_\_\_\_\_ o'clock P.M. by a vote of \_\_\_\_ ayes and \_\_\_\_ nays.

\_\_\_\_\_  
Presiding Officer

**ATTEST:**

\_\_\_\_\_  
Luann Welmer  
Clerk Treasurer, City of Columbus, Indiana

Presented to me, the Mayor of Columbus, Indiana, the \_\_\_\_ day of \_\_\_\_\_, 2014 at \_\_\_\_\_ o'clock P.M.

\_\_\_\_\_  
Kristen Brown  
Mayor, City of Columbus, Indiana

**RESOLUTION NO. \_\_\_\_\_, 2014**

**A RESOLUTION OF THE COMMON COUNCIL OF THE  
CITY OF COLUMBUS ACCEPTING THE CITY OF COLUMBUS  
REDEVELOPMENT COMMISSION'S ACTION TO MAKE DEBT  
OBLIGATION PAYMENTS ON THE 2008 REDEVELOPMENT BONDS**

**WHEREAS**, the City of Columbus, through its Common Council (the "Council"), created the City of Columbus Department of Redevelopment and the City of Columbus Redevelopment Commission (the "Redevelopment Commission") pursuant to Ordinance Number 25, 2003;

**WHEREAS**, on October 22, 2008, the Redevelopment Commission did issue its City of Columbus, Indiana Redevelopment District Bonds of 2008 ("2008 Bonds"), to pay for certain projects and infrastructure in the Redevelopment District ("District") as authorized by Resolution 2008-4, adopted by the Redevelopment Commission on September 2, 2008 ("Bond Resolution");

**WHEREAS**, the Bond Resolution provides that all principal and interest on the 2008 Bonds are payable from special ad valorem property taxes to be levied on all taxable property within the District ("Special Tax"), pursuant to Indiana Code 36-7-14-27, to the extent other revenues of the Redevelopment Commission are not sufficient for such purpose;

**WHEREAS**, the Redevelopment Commission determined it has sufficient revenues to pay debt service on the 2008 Bonds for the 2015 budget year in lieu of the Special Tax in 2015 and adopted the Commission Determination attached hereto as Exhibit "A" (the "Commission Determination"); and

**WHEREAS**, the Council desires to accept the Commission Determination and allow the Redevelopment Commission to pay the debt service on the 2008 Bonds for the 2015 budget year from existing Redevelopment Commission revenues.

**NOW THEREFORE BE IT RESOLVED BY THE COLUMBUS COMMON COUNCIL THAT** it accepts the Redevelopment Commission Determination and allows the Redevelopment Commission to pay the debt service on the 2008 Bonds for the 2015 budget year from existing Redevelopment Commission revenues.

**BE IT FURTHER RESOLVED** that Council directs the Clerk Treasurer to remove the Special Tax for budget year 2015 that is allocated to the 2008 Bonds.

**BE IT FURTHER RESOLVED** that should the Redevelopment Commission take action to approve the payment of debt obligations for the 2008 Bonds in later years, that the actions approved and set forth under this Resolution for acceptance of payment of debt obligations in 2015 shall also be deemed to be approved for those subsequent years without further Council action.

**THIS RESOLUTION IS ADOPTED BY THE COMMON COUNCIL OF COLUMBUS, INDIANA**, on this the \_\_\_\_\_ day of \_\_\_\_\_, 2014, by a vote of \_\_\_\_\_ ayes and \_\_\_\_\_ nays.

\_\_\_\_\_  
Kristen S. Brown, Mayor  
Presiding Officer of the Common Council

**ATTEST:**

\_\_\_\_\_  
Luann Welmer  
Clerk of the Common Council

Presented by me to the Mayor of Columbus, Indiana, this \_\_\_\_\_ day  
of \_\_\_\_\_, 2014 at \_\_\_\_\_ o'clock \_\_\_\_\_ .M.

\_\_\_\_\_  
Luann Welmer  
Clerk-Treasurer

Approved and signed by me this \_\_\_\_\_ day of \_\_\_\_\_, 2014, at  
\_\_\_\_\_ o'clock \_\_\_\_\_ .M.

\_\_\_\_\_  
Kristen S. Brown  
Mayor of the City of Columbus, Indiana

RESOLUTION NO: 5 - 2014

**RESOLUTION OF THE COLUMBUS REDEVELOPMENT COMMISSION  
AUTHORIZING THE PAYMENT OF DEBT SERVICE ON 2008 SERIES  
BONDS FROM REVENUES OF THE COMMISSION**

Comes now the City of Columbus Department of Redevelopment, more commonly known as the City of Columbus Redevelopment Commission, and for this Resolution, says as follows:

WHEREAS, Indiana Code §36-7-14-1 *et seq.* provides that a community may establish a Department of Redevelopment to be controlled by a Redevelopment Commission;

WHEREAS, the City of Columbus, through its Common Council, did on August 19, 2003 create the City of Columbus Department of Redevelopment and the City of Columbus Redevelopment Commission ("Redevelopment Commission") pursuant to Ordinance Number 25, 2003;

WHEREAS, on October 22, 2008, the Redevelopment Commission did issue its City of Columbus, Indiana Redevelopment District Bonds of 2008 ("2008 Bonds"), to pay for certain projects and infrastructure in the Redevelopment District ("District") as authorized by Resolution 2008-4, adopted by the Commission on September 2, 2008 ("Bond Resolution");

WHEREAS, the Bond Resolution provides that all principal and interest on the 2008 Bonds are payable from special ad valorem property taxes to be levied on all taxable property within the District ("Special Tax"), pursuant to Indiana Code 36-7-14-27, to the extent other revenues of the Redevelopment Commission are not sufficient for such purpose;

WHEREAS, upon the advice of its financial advisor, the Redevelopment Commission has determined it has sufficient revenues to pay debt service on the 2008 Bonds for the 2015 budget year and, therefore, there is no need to levy the Special Tax for budget year 2015;

NOW, THEREFORE, BE IT RESOLVED:

1. The Redevelopment Commission, upon the advice of its financial advisor, hereby finds that the Redevelopment Commission has sufficient revenues, including revenues generated from tax increment of the District, to pay the debt service on the 2008 Bonds for the 2015 budget year.

2. That the Redevelopment Commission does hereby recommend to the Common Council of the City of Columbus that approval be given to Redevelopment to pay the debt service on these bonds for the 2015 budget year.


3. Further, the Redevelopment Commission, upon appropriate approval, resolution, ordinance or other such directive from the Common Council will pay the annual debt service on the 2008 Bond for the 2015 budget year from funds in the tax increment (TIF) fund.

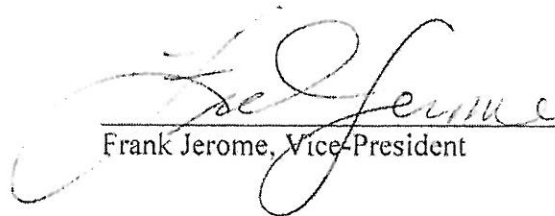
4. Future payments by the Redevelopment Commission of the debt service beyond the 2015 budget year will require a similar recommendation to the Common Council and appropriate approval.

5. The Redevelopment Commission similarly recommends to the Common Council that it may dispense with the Special Tax Levy for budget year 2015 that is allocated to the 2008 Bond.

6. Upon approval by the Common Council the Redevelopment Commission will designate and appropriate such available revenues as necessary to the Revenues Account of the Bond Fund as authorizes in the Bond Resolution in order to make such payments as contemplated herein and pursuant to the Bond Resolution and pay same.

Adopted this 21 day of April, 2014.

  
\_\_\_\_\_  
Kristen Brown, President

  
\_\_\_\_\_  
Frank Jerome, Vice-President

\_\_\_\_\_  
Dave Wright, Secretary